

Burns, Marlene

From: Nova, Makana
Sent: Thursday, April 18, 2013 12:02 PM
To: Burns, Marlene
Cc: Campbell, James
Subject: FW: Rough draft 316 Hazel

Marlene,

Please refer to the comments for the Planning Commissions consideration, below. These comments are in reference to Item 4 on tonight's Planning Commission agenda. Thanks,

***Makana Nova* | ASSISTANT PLANNER**

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From: Gloria Tomer [<mailto:gtomer@tulsaconnect.com>]
Sent: Thursday, April 18, 2013 9:54 AM
To: Nova, Makana
Subject: Fwd: Rough draft 316 Hazel

Begin forwarded message:

From: mcdonaldcdm@verizon.net
Date: April 17, 2013, 10:23:24 PM PDT
To: gtomer@tulsaconnect.com
Subject: Rough draft 316 Hazel

Hi Gloria and Mark, Here is my rough draft for Makana.

Dear Makana,
Mark and Gloria Tomer, the owners of 320 Hazel asked me to make this request regarding the 316 Hazel Drive String line. I was their Real Estate agent in selling 320 Hazel to them in Jan. of 2011 and 320 Hazel was also my home for 30 years. Hazel was my "Farm" area also. I have sold approx. 35 homes on lower Hazel (Ocean side of PCH). I have also sold 316 Hazel 4 times, the last time being when I sold it to Dr. And Mrs. Ou. I represented the Seller. During that time, Bill Edwards, architect and owner of Planet Design did a potential rendering of what may possibly be built on the property, after we met with a Newport Beach City Planner. After the sale I believe Bill Edwards and the Ou's met with a City Planner, Bill came up with a proposed plan, and the original String line determination came out of that as noted in the 2008 Letter to Bill

Edwards from Jim Campbell. Bill had sticks in the ground to see how far into the canyon 316 Hazel would go. I, unfortunately do not have a copy of Bill Edwards proposed plan or rendering. We were very clear as to what the corner to corner string line would be.

It is important to note the sides of these homes are only 6 feet apart. The deck of both homes (as do most of the homes north starting from 316 Hazel to PCH on Hazel Dr.) extend out over a dramatic slope drop off of the canyon below. Encroaching out into the canyon and air space an additional approx. 8 feet and rising up approx. 12-14 feet, as well as approx. 12-14 below the deck, is a huge negative impact on the home at 320 Hazel. I feel a beautiful home could be built for a buyer who may purchase 316 Hazel, staying within the String line which the planning department determined in the 2008 letter to Bill Edwards and determined again on Feb. 3rd, 2013.

Respectfully, Patty McDonald
 Vice-Pres. CDM Homes...Real Estate